



## listing



### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 201,889.07

### Location

Pays:	Grèce
État/Région/Province:	Îles Ioniennes
Ville:	Lefkada
Indicatif régional:	311 00
Soumis:	12/01/2026

### Description:

A unique investment opportunity on the island of Lefkada! This plot of land outside city plans, measuring 1,883 sqm in the area of the town, with a frontage of 77 meters and the possibility of construction up to 177 sqm, is just 5 km from the town and 2.9 km from the sea! With the building permit ready and electricity and water supplies in place, it is ideal for tourism exploitation or permanent residence. The plot is complete and buildable, with general land use and maximum allowable building height. The sloping morphology and large frontage of 77 meters on such an extensive plot (1,883 sqm) allow for the construction of multiple independent homes or tourist accommodations (villas, rental rooms) with unobstructed views of the olive groves and the sea. The northern slope ensures a cool climate during the summer months. The plot is accessible, located in a residential zone, and ready for construction as the permit has been issued and the electricity and water supplies are already installed.

### Area & Neighborhood

The plot is located in the Lefkada area, just 1.4 km from the village of Apolpena with taverns and mini-markets. The town of Lefkada is 5 km away (approximately 8 minutes by car) and offers a variety of dining, entertainment, hospital, bank, and port options. The nearest beach is just 2.9 km away, while the famous beaches of the island (Porto Katsiki, Egremnoi) are 20-30 km away. Aktion Airport is 27.6 km away (about 25 minutes). Lefkada is a popular tourist destination with high demand for short-term rentals and tourist accommodations year-round.

### List of Advantages & Features

- Type: Plot of Land Outside City Plan
- Area: 1,883 sqm (large plot)



- Condition: Complete & Buildable
- Frontage: 77 meters (large frontage)
- Building: Builds up to 177 sqm
- Height: Maximum allowable building height (determined by building regulations)
- Orientation: Northern (cool climate in summer)
- Morphology: Sloping (easy for construction)
- Features: Frontage, With Building Permit ready
- Supplies: With Electricity, With Water (ready for construction)
- Zone: Residential
- Distances: 1.4 km from Village, 2.9 km from Sea, 5 km from Town, 27.6 km from Airport
- Location: Close to Square, Church, Super Market
- Suitable for: Investment, Tourism exploitation (Airbnb, rentals), Permanent residence, Villa
- Advantage: Ready with permit - no waiting for approval
- Additional: The large area allows for the creation of a pool, gardens, parking

A ready-to-build plot with a permit, electricity, and water, just a stone's throw from the sea and the town of Lefkada! An excellent investment opportunity in a tourist area with high demand. With 1,883 sqm of land, you can create multiple residences or a luxury villa. Don't miss this opportunity - contact us today!

#### NOTE

The information and details included in this description are based on information from the owner. GreekEstate.eu bears no responsibility for any discrepancies or inconsistencies.

GreekEstate.eu, Contact Phone: ... , email: ...

Property Code: W372

NOTE: For the property viewing, it is necessary to present an ID and your tax identification number (according to Law 4072/11-4-2012 Government Gazette 86 A).

All information is based on data provided by the client. The location on the map is the exact location of the property.

### Commun

Pied carré fini: 1883 m<sup>2</sup>

### Building details

Parking: Oui

### Lease terms

Date Available:

### Information additionnelle

Lien URL du site web: [http://www.arkadia.com/PBNR-T191/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PBNR-T191/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: 2079648



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